



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

November 18, 2015 5:00PM 2 George St

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF NOVEMBER 18, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, November 18, 2015** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

- 1. Lesesne St (Daniel Island – Parcel FF) a portion of TMS# 2720000001** – approx. 87.93 ac. Request rezoning a portion of the property from Daniel Island Residential (DI-R) and Daniel Island Conservation (DI-C) to Daniel Island Residential Island (DI-RI).
Owner: Daniel Island Associates, LLC
Applicant: Daniel Island Development Co. – Jeff Elliott
- 2. Brailsford St (Daniel Island – Parcel E) TMS# 2750000257** – approx. 7.77 ac. Request rezoning from Daniel Island Conservation (DI-C) to Daniel Island Residential Island (DI-RI).
Owner: Daniel Island Associates, LLC
Applicant: Daniel Island Development Co. – Jeff Elliott
- 3. Pierce St (Daniel Island – Parcel CC) a portion of TMS# 2750000203** – approx. 7.50 ac. Request rezoning a portion of the property from Daniel Island Residential (DI-R) and Daniel Island Conservation (DI-C) to Daniel Island Residential Island (DI-RI).
Owner: Daniel Island Associates, LLC
Applicant: Daniel Island Development Co. – Jeff Elliott
- 4. River Rd at Maybank Hwy (Johns Island) TMS# 3460000004, 008, 076, 258, 259, 260 & 301** – 58.88 ac. Request rezoning from Diverse Residential (DR-9), General Business (GB) and General Office (GO) to Planned Unit Development (PUD).
Owner: Multiple Owners
Applicant: Seamon, Whiteside & Assoc. Inc
- 5. 210 Spring St (Westside - Peninsula) TMS# 4601101013** – 0.44 ac. Request rezoning to include property in the Accommodations Overlay Zone (A).
Owner: JJR Development LLC
Applicant: JJR Development LLC
- 6. 575 & 577 Meeting St & Walnut St (East Central - Peninsula) TMS# 4631604019, 020, 021 & 034** – 1.336 ac. Request rezoning from Light Industrial (LI) and General Business (GB) to Mixed-Use Workforce Housing (MU-1/WH) and to rezone TMS# 4631604034 from the 55/30 Old City Height District to the 80/30 Old City Height District.
Owner: Grant Realty Corporation
Applicant: White Point Partners

7. **595 & 601 King St & 32 & 34 Spring St (Cannonborough-Elliottborough - Peninsula) TMS# 4600802018, 019, 020 & 022** – 0.60 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH) and rezoning from the 55/30 Old City Height District to the 80/30 Old City Height District and to include 34 Spring St (TMS#4600802022) in the Accommodations Overlay Zone (A-1).

Owner: Uncle Sam's Real Estate, Inc.

Applicant: LS3P – Richard Gowe

8. **Concord St & Laurens St (Gadsden Wharf - Peninsula) TMS# 4580102027, 062, 063, & 066** – approx. 7.87 ac. Request rezoning from Mixed-Use (MU-2) to Planned Unit Development (PUD).

Owner: Concord Park Assoc. LLC, City of Charleston & City of Chas. Housing Auth.

Applicant: Womble Carlyle Sandridge & Rice LLP – James Wilson, Esq.

SUBDIVISIONS

1. **Riverland Oaks (James Island) TMS# 3430000002 & 3430400082** – 27.8 ac. 118 lots. Zoned Diverse Residential (DR-6) & General Business (GB). Request subdivision concept plan approval.

Owner: Venn James Island, LLC

Applicant: Hussey Gay Bell

2. **Parcel FF (Daniel Island) TMS# 2750000092** – 84.1 ac. 113 lots. Zoned Daniel Island Residential Island (DI-RI). Request subdivision concept plan approval.

Owner: Daniel Island Associates, LLC

Applicant: Thomas & Hutton Engineering Co.

ZONINGS

1. **Central Park Rd (James Island) TMS# 3400100011 & 050** – 6.58 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: James Brisbane Estate

2. **1673 Boone Hall Dr (West Ashley Plantation - West Ashley) TMS# 3531400151** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Jeanne Sink

3. **1710 Savage Rd (West Ashley) TMS# 3510700092** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: William & Brendon Hutchinson

4. **755 Wexford Rd (Long Branch - West Ashley) TMS# 3100100145** – 0.29 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Thomas Edmons and Daniel Gerrald

5. **349 Howle Ave (Pecan Grove – James Island) TMS# 3430700012** – 0.38 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: H. Russell Barrett

ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Sections pertaining to the Board of Architectural Review to implement some recommendations of the consultant prepared report: Revised B.A.R Process for New Construction and Large Projects.**
2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-299.3 to change off-street parking requirements for the MU-1/WH and MU-2/WH zone districts and Section 54-317 to change off-street parking requirements for multi-family dwelling units in MU-1 and MU-2 zone districts.**
3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-602, Section 54-604, and Section 54-606 to update the procedures and requirements of the Technical Review Committee.**

PLAN PRESENTATION

1. Presentation and request for recommendation to City Council of the multi-jurisdictional Vision for the Folly Road Corridor known as the **Rethink Folly Road Plan.**

MEMORANDUM OF UNDERSTANDING

1. Request approval of the **Rethink Folly Road Plan** Memorandum of Understanding.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **South Point II (West Ashley) TMS# 3070000007.** 28.9 ac. PUD. Preliminary subdivision plat pending approval.
2. **Freeman's Point, Phase 2 (James Island) TMS# 4270000064, 065.** 21.0 ac. 68 lots. PUD. Final subdivision plat pending approval.
3. **Carolina Bay, Phase 20 (West Ashley) TMS# 3070000009.** 59.2 ac. 74 lots. SR-6. Final subdivision plat pending approval.
4. **East Estates Boulevard (West Ashley) TMS# 3091300006, 131.** 0.9 ac. 3 lots. SR-1. Final subdivision plat pending approval.
5. **Carolina Bay, Phase 21 (West Ashley) TMS# 3070000009.** 34.2 ac. 103 lots. SR-6. Preliminary subdivision plat under review.
6. **The Landing at Grand Oaks (West Ashley) TMS# 3010000433.** 13.6 ac. 58 lots. PUD. Final subdivision plat pending approval.

7. **Benefitfocus Campus (Daniel Island) TMS# 2750000132.** 22.8 ac. 4 lots. DI-GO. Final subdivision plat under review.
8. **Parcel BB, Phase 1 (Daniel Island) TMS# 2770000011.** 21.3 ac. 59 lots. DI-R. Final subdivision plat pending approval.
9. **Carolina Bay, Phase 13A (West Ashley) TMS# 3090000054.** 19.2 ac. 55 lots. PUD. Preliminary subdivision plat pending approval.
10. **Rhodes Crossing (West Ashley) TMS# 2860000001.** 52.1 ac. 3 lots. LB & DR-1F. Preliminary subdivision plat under review.
11. **Magnolia Bluff (West Ashley) TMS# 3580000010.** 23.8 ac. 93 lots. DR-9 & C. Final subdivision plat pending approval.
12. **Pemberton Farms (James Island) TMS# 4280600022.** 4.7 ac. 22 lots. SR-6. Final subdivision plat pending approval.
13. **Parkland Preserve, Lot 8 (James Island) TMS# 3400100106.** 0.3 ac. 2 lots. SR-4. Final subdivision plat pending approval.
14. **Fleming Park (James Island) TMS# 3400300017.** 14.1 ac. 49 lots. SR-1. Final subdivision plat under review.

ROAD CONSTRUCTION PLANS

1. **WestEdge Infrastructure, Phase 0 (Peninsula) TMS# 4600000012.** 1.1 ac. MU-2/WH. Road construction plans under review.
2. **WestEdge Infrastructure, Phase 1 (Peninsula) TMS# 4600000014.** 7.4 ac. MU-2/WH. Road construction plans under review.
3. **Brownwood Village, Phase 2 (Johns Island) TMS#2790000226.** 11.2 ac. 48 lots. PUD. Road construction plans pending approval.
4. **South Point II (West Ashley) TMS# 3070000007.** 28.9 ac. PUD. Road construction plans under review.
5. **Carolina Bay, Phase 21 (West Ashley) TMS# 3070000009.** 34.2 ac. 103 lots. SR-6. Road construction plans under review.
6. **Parcel E, Phases 3 & 4 (Daniel Island) TMS# 2750000110.** 31.6 ac. 70 lots. DI-R. Road construction plans pending approval.
7. **Carolina Bay, Phase 13A (West Ashley) TMS# 3090000054.** 19.2 ac. 55 lots. PUD. Road construction plans pending approval.
8. **Ashley Pointe, Phase 1 (West Ashley) TMS# 2860000444.** 84.1 ac. 60 lots. SR-6. Road construction plans under review.
9. **Rhodes Crossing (West Ashley) TMS# 2860000001.** 52.1 ac. 3 lots. LB & DR-1F. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

November 18, 2015

Rezoning 1 through 3:

**Lesesne St, Brailsford St & Pierce St
(Daniel Island)**

BACKGROUND

The applicant is requesting rezoning 3 properties from Daniel Island Residential (DI-R) to Daniel Island Residential Island (DI-RI). The areas in which the properties are located are part of the overall Daniel Island development. The areas to be rezoned are mostly highland surrounded by wetlands and marsh and accessed by bridge or causeway.

On October 13, 2015, City Council ratified an ordinance changing the City Zoning Code to create a new residential zoning district on Daniel Island called Daniel Island Residential Island (DI-RI). A similar rezoning request was approved by Planning Commission at the October 21, 2015 meeting.

The new zoning district is intended to allow appropriate areas on Daniel Island to have different development standards than the rest of Daniel Island because of the unique characteristics of the small islands of high land and marsh and wetlands.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within the **Urban Growth Boundary** in areas designated as **Suburban Edge**. Areas designated as such in the plan are typified by mostly lower density residential. Given the existing suburban context of the nearby and surrounding areas and the sensitive nature of the marsh and islands, the DI-RI zoning is appropriate.

STAFF RECOMMENDATION

APPROVAL FOR ITEMS 1 THROUGH 3

Rezoning 1

Lesesne St (Daniel Island – Parcel FF)

a portion of TMS# 2720000001

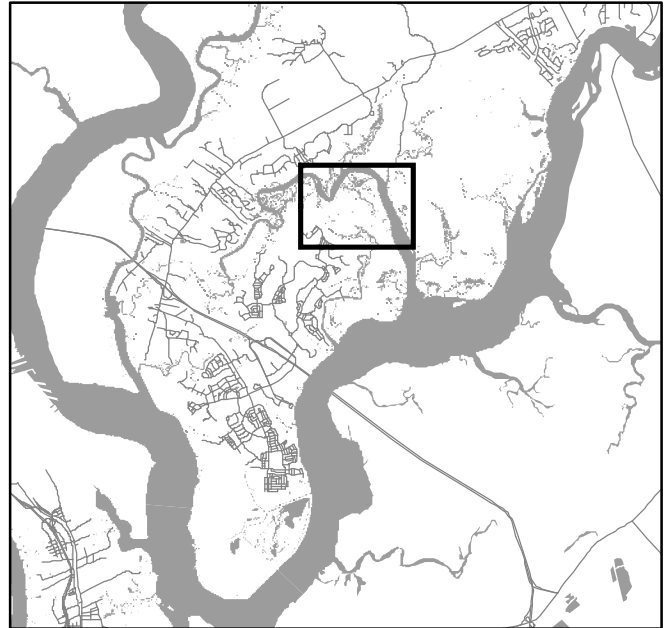
approx. 87.93 ac.

Request rezoning a portion of the property from
Daniel Island Residential (DI-R) and
Daniel Island Conservation (DI-C) to
Daniel Island Residential Island (DI-RI).

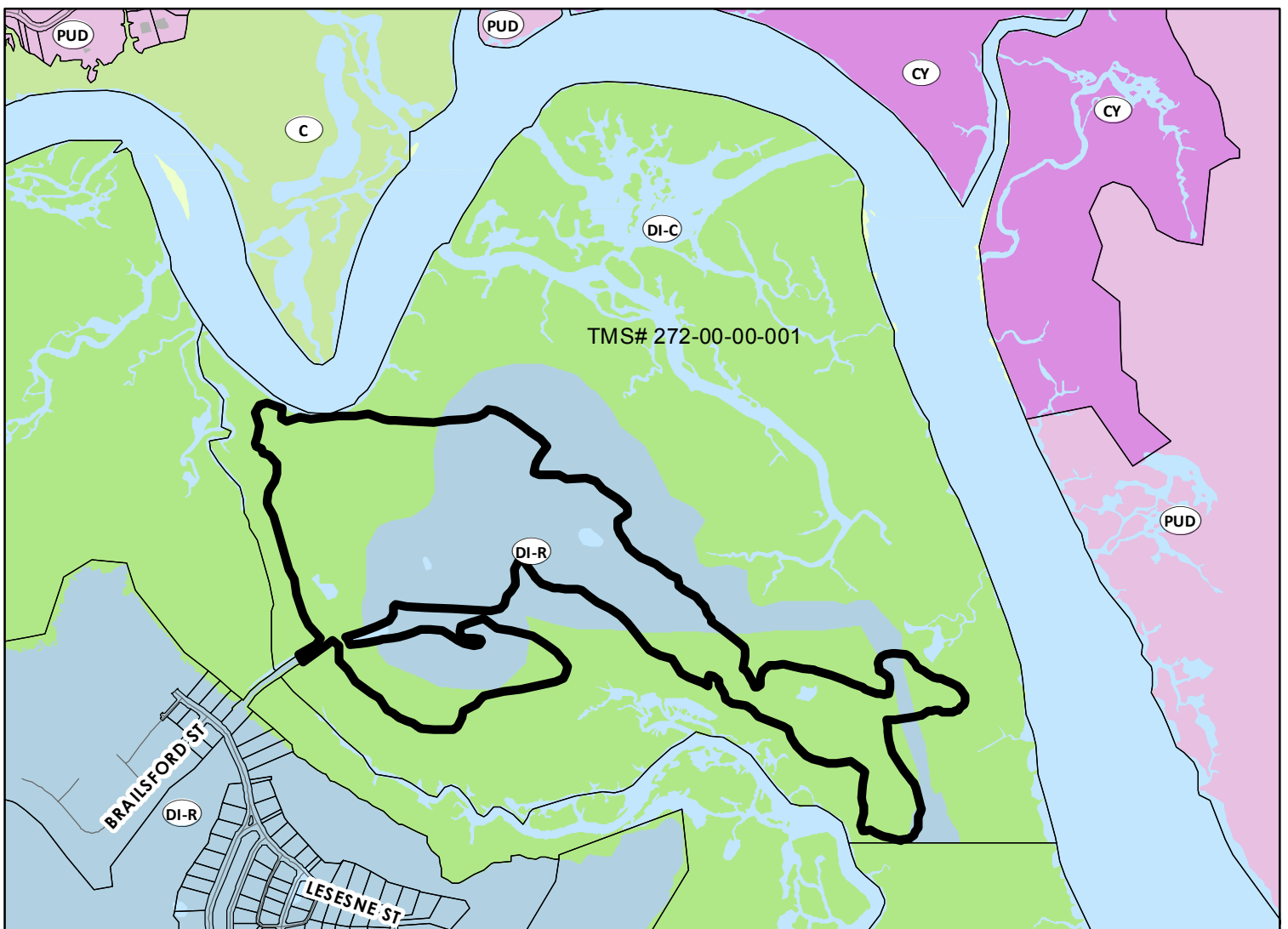
Owner: Daniel Island Associates, LLC

Applicant: Daniel Island Development Co. – Jeff Elliott

Area



Location



Rezoning 2

Brailsford St (Daniel Island – Parcel E)

TMS# 2750000257

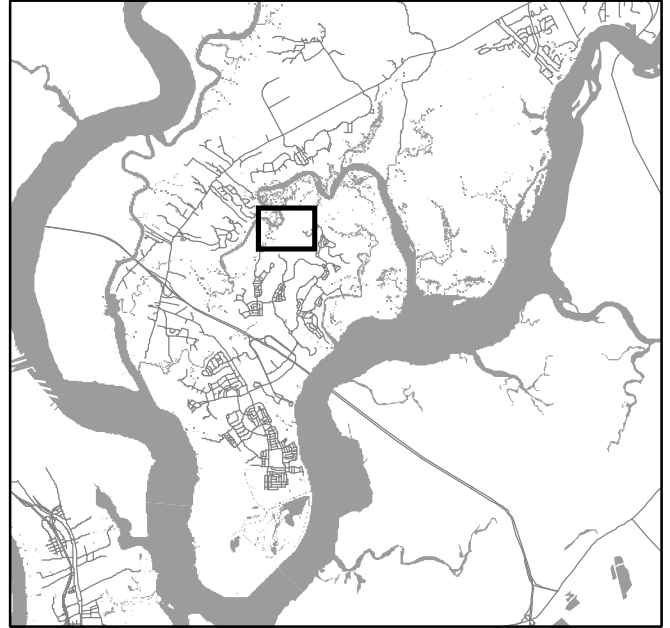
approx. 7.77 ac.

Request rezoning from Daniel Island Conservation (DI-C)
to Daniel Island Residential Island (DI-RI).

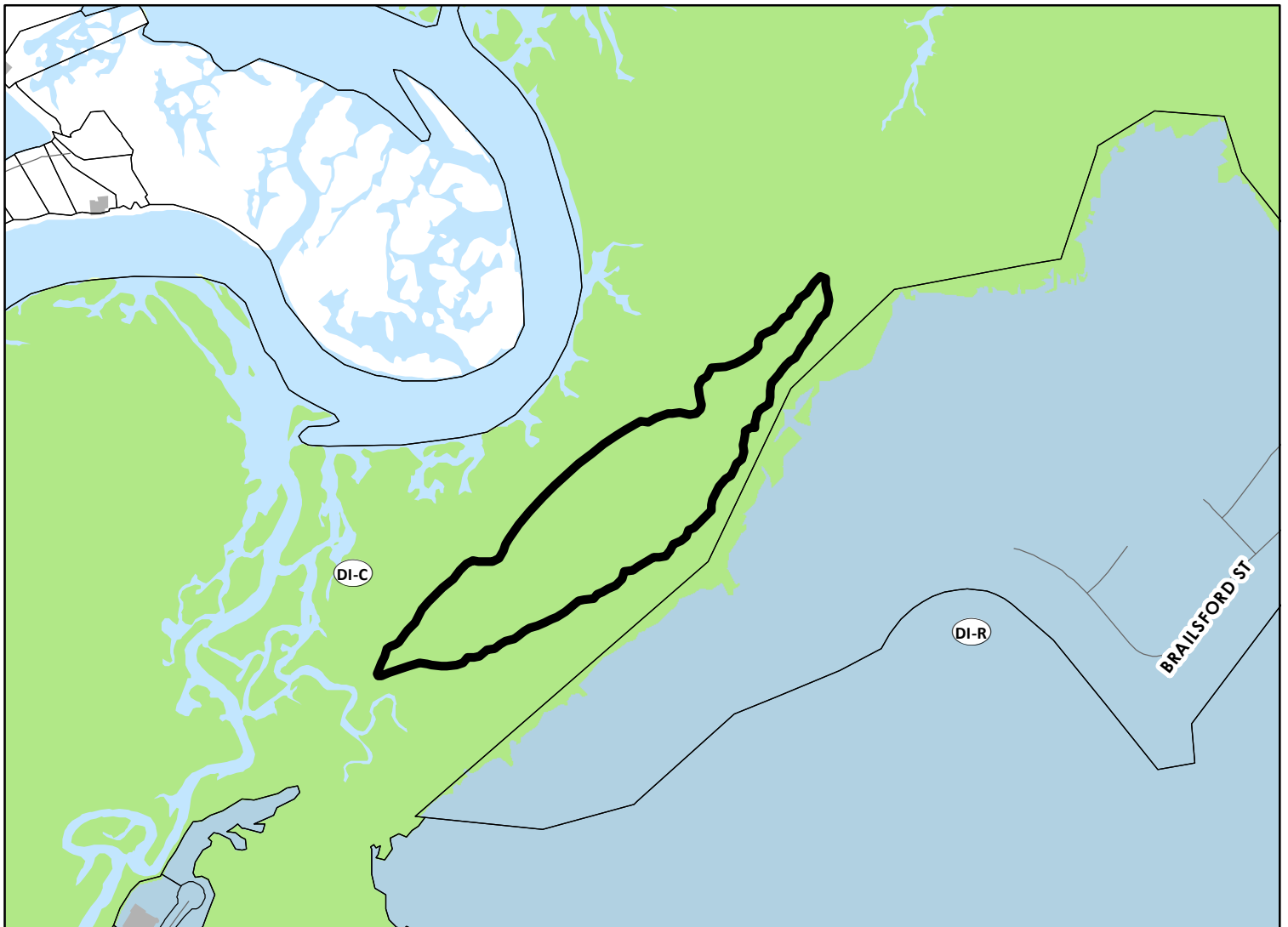
Owner: Daniel Island Associates, LLC

Applicant: Daniel Island Development Co. – Jeff Elliott

Area



Location



Rezoning 3

Pierce St (Daniel Island – Parcel CC)

a portion of TMS# 2750000203

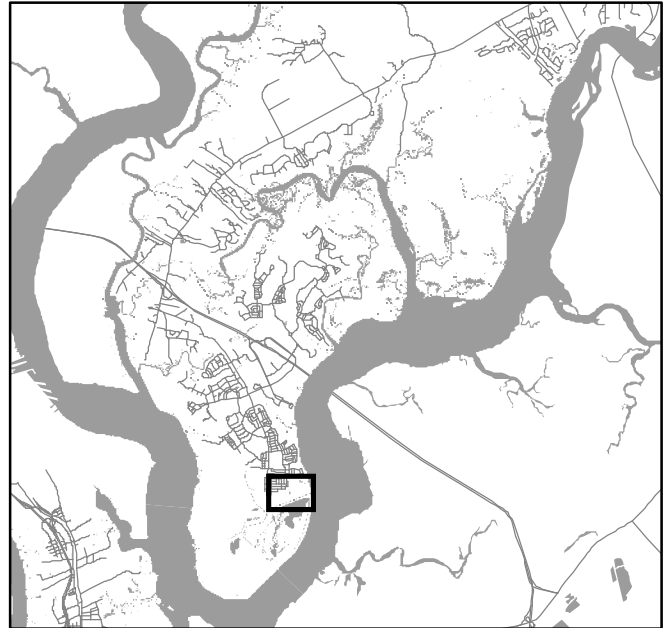
approx. 7.50 ac.

Request rezoning a portion of the property from
Daniel Island Residential (DI-R) and
Daniel Island Conservation (DI-C) to
Daniel Island Residential Island (DI-RI).

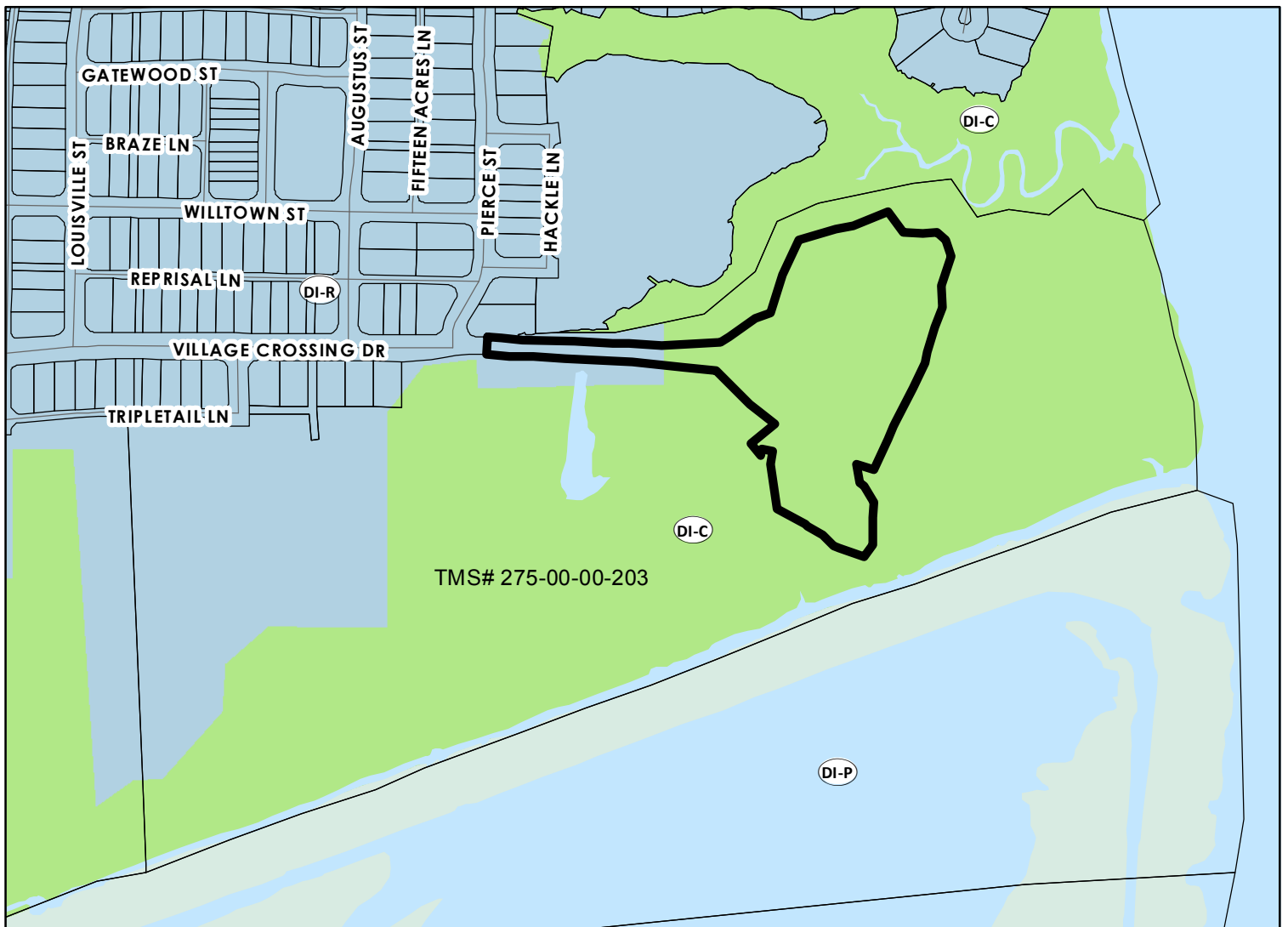
Owner: Daniel Island Associates, LLC

Applicant: Daniel Island Development Co. – Jeff Elliott

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 18, 2015

Rezoning 4 :

River Rd at Maybank Hwy – The Village at Fenwick Plantation PUD (Johns Island)

BACKGROUND

The applicant is requesting rezoning from Diverse Residential (DR-9), General Business (GB) and General Office (GO) to Planned Unit Development (PUD). The application consists of all or part of seven properties on Johns Island near the northeast corner of Maybank Highway and River Road. The surrounding zonings include Diverse Residential (DR-1 and DR-9), General Office (GO), Planned Unit Development (PUD), Rural Residential (RR-1, on the Fenwick Hall property) and Conservation (adjacent marsh area). Surrounding uses include multi-family buildings, a shopping center, single-family neighborhood, a historic plantation estate and undeveloped, wooded acreage.

The goals of the proposed PUD are to create a development plan with flexibility in design to be consistent with City plans while maintaining and protecting the character of adjacent areas. The area already consists of a mix of uses and zoning districts. The PUD should help provide consistency in design across properties as they develop over time. The proposed PUD would have commercial mixed-use areas, residential mixed-use areas and conservation areas. The maximum number of residential units in the plan is 609 units (existing zoning allows 609 units) with the highest density (26.19 units per acre) allowed in the commercial mixed use areas.

At least 20% (11.78 of 58.88 acres) of the land is to be set aside as open space and 25% of those acres must be usable by the community. The community should include tree lined streets with sidewalks and a trail system for community walkability. There will be several points of entry into the community, tying the community into the existing infrastructure network and adjacent properties. The development must also include appropriate buffers along sensitive areas such as the adjacent historic plantation and marsh areas.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is designated as **Neighborhood Center** and **Urban**. Areas designated as such typically have residential densities in the 8 to 20 units per acre range and a mix of compatible commercial, civic and institutional uses. The proposed PUD is maintaining these density metrics and seeks to maintain a pattern of development consistent with the City land use plans. Given the consistency with existing approvals and the City's Land Use maps, the PUD is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Rezoning 4

River Rd at Maybank Hwy (Johns Island)

TMS# 3460000004, 008, 076, 258, 259, 260 & 301

58.88 ac.

Request rezoning from Diverse Residential (DR-9),
General Business (GB) and General Office (GO)
to Planned Unit Development (PUD).

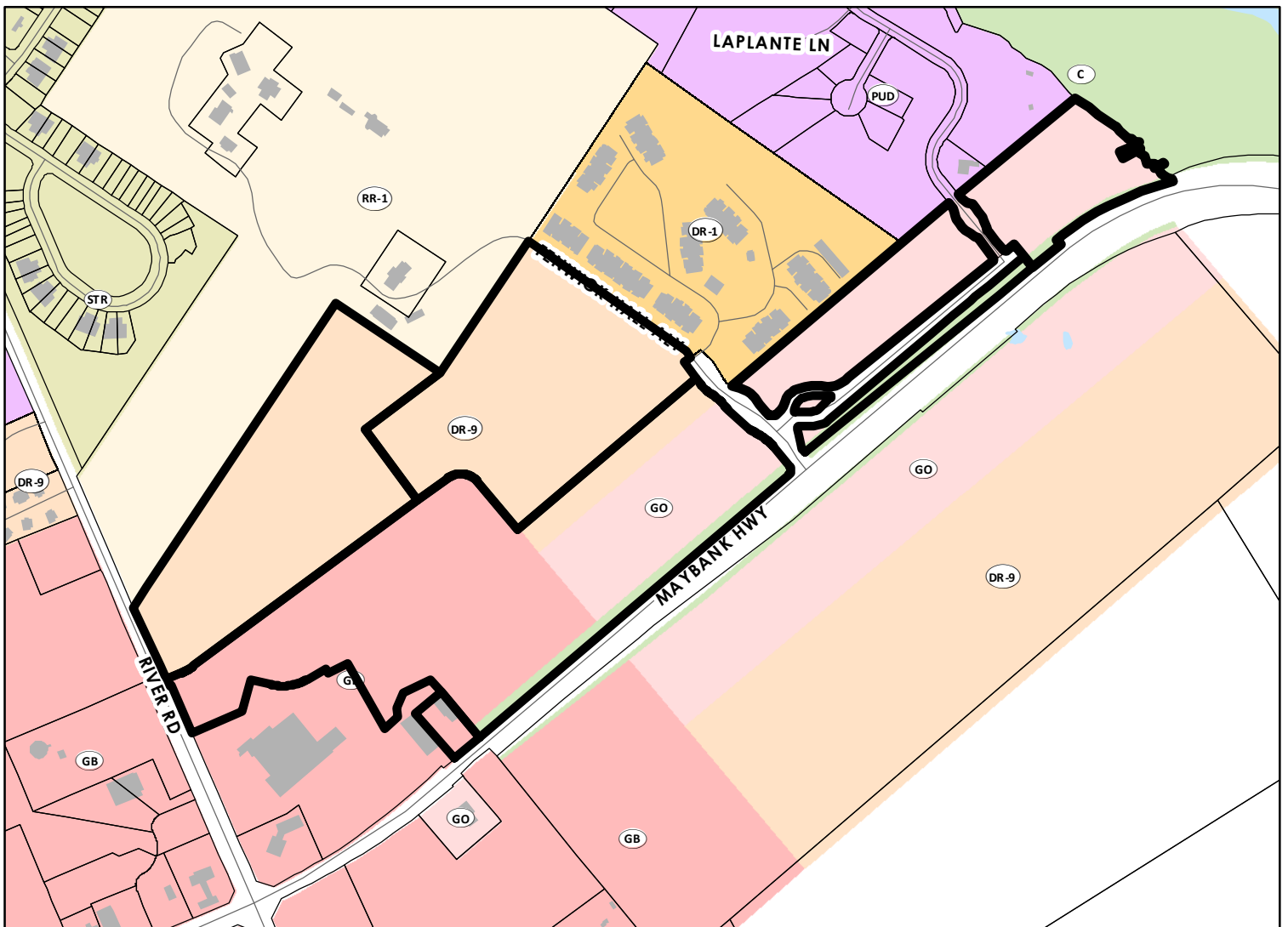
Owner: Multiple Owners

Applicant: Seamon, Whiteside & Assoc. Inc

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 18, 2015

Rezoning 5 :

210 Spring St (Westside - Peninsula)

BACKGROUND

The applicant is requesting a rezoning to include property in the Accommodations Overlay Zone (A). The subject property fronts completely on Spring Street across from the intersection with Courtenay Drive. Surrounding zonings are predominantly GB and DR-2F with other MU-2/WH zonings on the same block and the block comprising the WestEdge area to the west. Accommodations Overlay Zones occur nearby at the intersection of Spring Street and Hagood Avenue and there are several hotels located on Spring Street or nearby.

This area of the peninsula is a mix of urban uses including offices, retail, restaurant, multi-family residential, single-family homes on small lots, surface parking lots and garages and institutional uses associated with the Medical University of South Carolina. There are transit routes and sidewalks on Spring Street and many services within walking distance.

Since the construction of the US Hwy 17 "Crosstown" many of the uses on the western end of Spring Street over time have become more automobile-oriented with fast-food restaurants and large parking lots. Flexible zonings like the MU-2/WH district, coupled with the Accommodations Overlay Zone, may allow this area to return to a more urban format with taller buildings and wider mix of urban uses. In 2013, the City undertook an inventory of existing accommodations and studied the locations of existing Accommodations Overlay zoning throughout the City. Several recommendations were adopted in a revision to the 1998 Visitor and Accommodations Study that removed and added that were deemed appropriate for accommodations uses. The area in which the subject parcel lies was recommended as an appropriate addition to the Accommodations Overlay.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject properties are within an area designated as **Urban**. Areas designated as such in the plan are typified by mixed-use and variety of building types in an urban format. Given the existing mix of uses and building types in the neighborhood, the requested zoning of Accommodations Overlay is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL

Rezoning 5

210 Spring St (Westside - Peninsula)

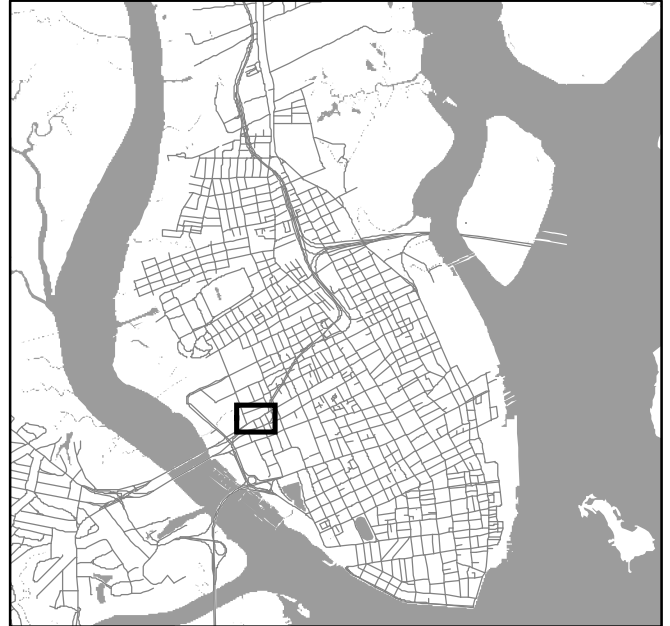
TMS# 4601101013

0.44 ac.

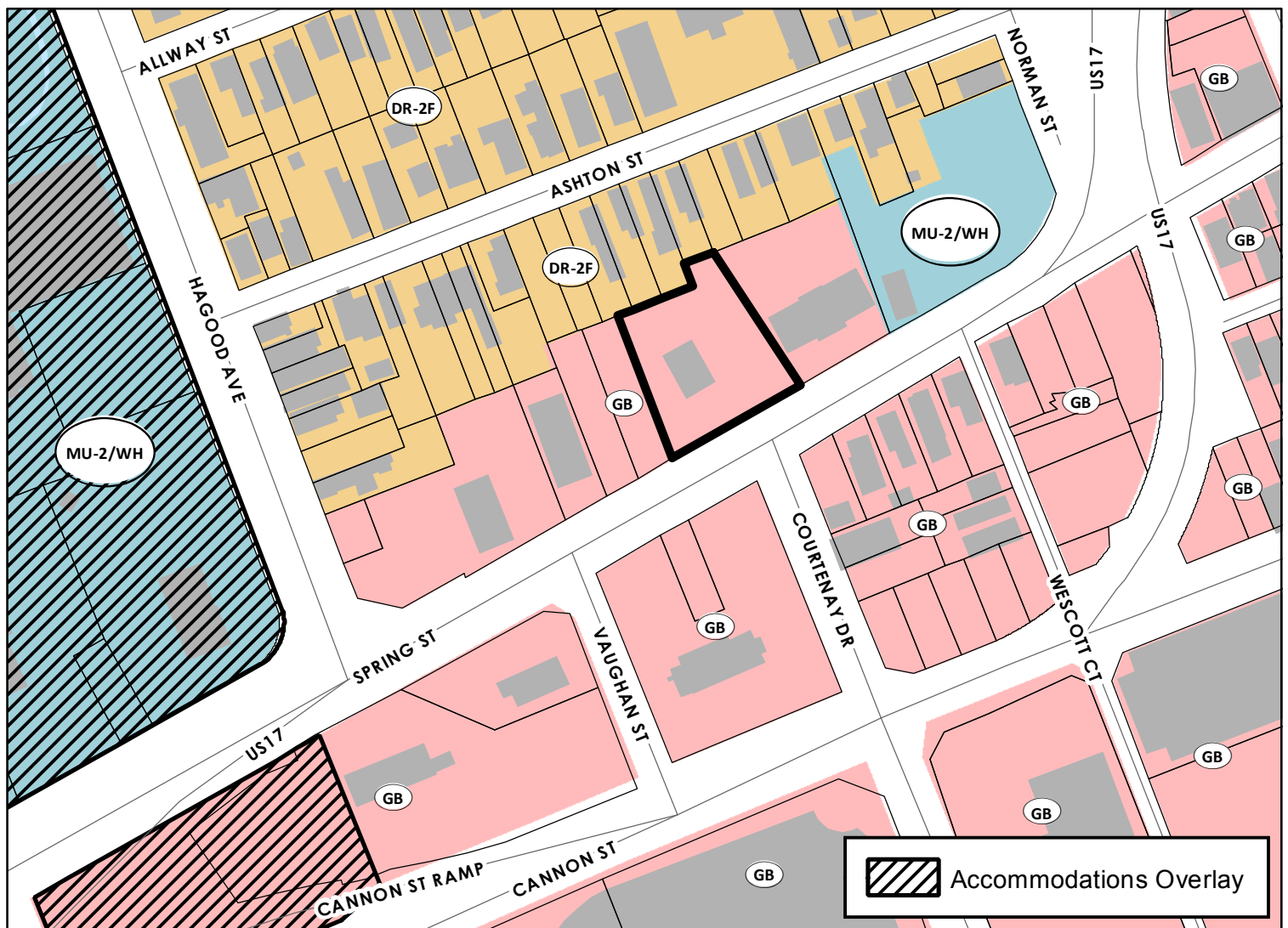
Request rezoning to include property in the
Accommodations Overlay Zone (A).

Owner: JEM Pizza Group LLC
Applicant: JJR Development LLC

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 18, 2015

Rezoning 6 :

575 & 577 Meeting St & Walnut St (East Central - Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Light Industrial (LI) and General Business (GB) to Mixed-Use Workforce Housing (MU-1/WH) and a rezoning for one of the properties from 55/30 Old City Height District to 80/30 Old City Height District. The subject properties, located on the west side of Meeting Street between Huger Street and Walnut Street, are surrounded by LI, MU-2/WH, General Business (GB) and Diverse Residential (DR-2) zonings. Old City Height Districts in this area include the 100/30 district, 80/30 district, 55/30 district and 50/25 district. The adjacent and nearby zonings allow for a great diversity of uses and building types.

The subject properties are currently occupied by four large, industrial buildings containing light manufacturing and warehousing uses. The Grant Homes, owned by the Charleston Housing Authority are located to the north as well as the adjacent townhomes. Other nearby uses include multi-family housing, vacant commercial buildings, light manufacturing and warehouses (mainly along Meeting Street). East Central Lofts, a new multi-family building occupies the property nearby on Huger Street. At the nearby intersection of Meeting Street and Huger Street are properties zoned for greater heights and potential commercial, residential, or accommodations uses. Ramps and bridges tower over the area with some heights reaching 80 feet or more (based on 2013 Pictometry Aerial Imagery for the Charleston area).

The parcel immediately to the west of the subject properties (containing Palmetto Brewery, Brooks Signs and Charleston Coffee Roasters) was recently rezoned to MU-2/WH and 80/20 Old City Height District on most of the property.

The general area surrounding the subject property has the potential for well-designed, more intensive infill development that could contribute to the revitalization of this part of the peninsula and the City overall. The area has the potential to be developed with uses that provide many services to the City including neighborhood services, places of employment and affordable housing. Access to the US Highway 17, Interstate 26, major peninsula streets, public transit stops and future potential rail stations make this area ideal for higher residential densities.

The Mixed Use/Workforce Housing zoning districts were created to encourage mixed use development with diverse housing options in appropriate areas of the City. The district provides incentives to encourage a mixture of uses and promotes a mixture of housing opportunities within a single project through rental and homeowner programs aimed at specific income levels. The district requires a minimum number of Workforce

Housing units for projects that include 5 or more residential units. In the MU-1/WH district, owner-occupied workforce units are targeted toward the housing market that includes households making no more than 120% of the area median income. Rental workforce units are targeted toward households making no more than 80% of the area median income. The permitted uses in MU-1/WH are the same as those allowed in Limited Business zoning.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** notes that this area is adjacent to the region's key mass transit route as well as the central vehicle artery of I-26. More diversity of uses and housing density is, therefore, appropriate and encouraged in such a location. The Century V Plan indicates the area in which the subject property lies to be **Urban Core** and suitable for higher residential densities and mixture of uses. Urban-format buildings in this area will be a catalyst for future development in the area. Given the context of existing structures, existing uses, and proximity to existing and potential transportation nodes, the MU-1/WH and 80/30 Old City Height District zonings are recommended for this area.

STAFF RECOMMENDATION

APPROVAL FOR MU-1/WH

AND

APPROVAL FOR THE 80/30 OLD CITY HEIGHT DISTRICT ON THE WESTERNMOST PROPERTY
(TMS# 463-16-04-034)

Rezoning 6

575 & 577 Meeting St & Walnut St
(East Central - Peninsula)

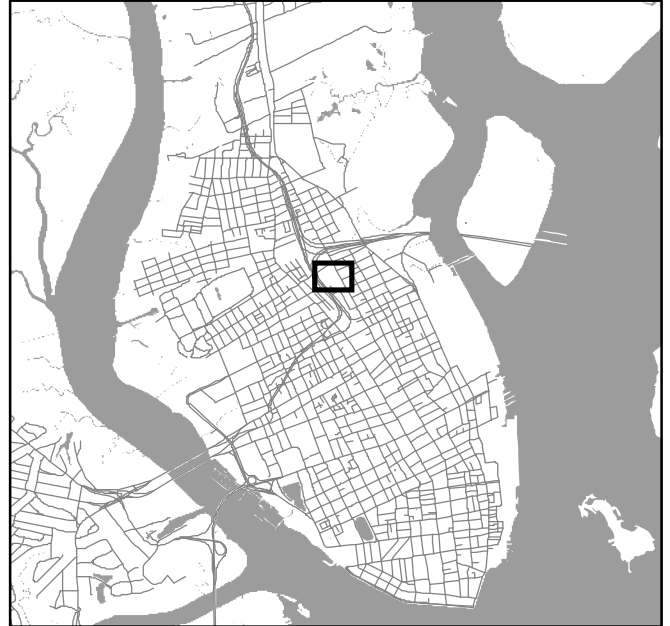
TMS# 4631604019, 020, 021 & 034

1.336 ac.

Request rezoning from Light Industrial (LI)
and General Business (GB)
to Mixed-Use Workforce Housing (MU-1/WH)
and to rezone TMS# 4631604034 from the
55/30 Old City Height District to the
80/30 Old City Height District.

Owner: Grant Realty Corporation
Applicant: White Point Partners

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 18, 2015

Rezoning 7 :

**595 & 601 King St & 32 & 34 Spring St
(Cannonborough-Elliottborough - Peninsula)**

BACKGROUND

The applicant is requesting a rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH) and rezoning from the 55/30 Old City Height District to the 80/30 Old City Height District and to include 34 Spring St (TMS#460-08-02-022) in the Accommodations Overlay Zone (A-1). The subject properties, located on the northwest corner of King Street and Spring Street, are surrounded by MU-2/WH and General Business (GB) zonings. Old City Height Districts in this area include the 55/30 district, 50/25 district, 100/30 district and 80/30 district. The adjacent and nearby zonings allow for a great diversity of uses and urban building types.

The subject properties are vacant and recently have been used as lay-down yards for nearby construction projects. Immediately adjacent to the north is a one-story retail building in a store-front format. Across the street is a U-Haul center. The opposite corner contains the new hotel and parking garage at Midtown, and across Spring Street are smaller residential and commercial buildings.

The immediate neighborhood is seeing a renaissance with many new businesses including bars and restaurants, retail and accommodations and the area has the potential for more well-designed, infill development that could contribute to the revitalization of this part of the peninsula and the City overall.

The Mixed Use/Workforce Housing zoning districts were created to encourage mixed use development with diverse housing options in appropriate areas of the City. The district provides incentives to encourage a mixture of uses and promotes a mixture of housing opportunities within a single project through rental and homeowner programs aimed at specific income levels. The district requires a minimum number of Workforce Housing units for projects that include 5 or more residential units. In the MU-2/WH district, owner-occupied workforce units are targeted toward the housing market that includes households making no more than 120% of the area median income. Rental workforce units are targeted toward households making no more than 80% of the area median income. The permitted uses in MU-2/WH are the same as those allowed in General Business zoning.

The small parcel requested to be rezoned to include it in the Accommodations Overlay Zone is under the same ownership as the adjacent subject properties; which are all zoned in the Accommodations Overlay.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** notes that this area is adjacent to the region's key mass transit route. More diversity of uses and housing density is, therefore, appropriate and encouraged in such an urban location. The Century V Plan indicates the area in which the subject property lies to be **Urban Core** and suitable for higher residential densities and mixture of uses. Urban-format buildings in this area will be a catalyst for future development in the area. Given the context of existing structures, existing uses, and proximity to existing and potential transportation nodes, the MU-2/WH and Accommodations Overlay zonings are appropriate for this location. At this time, the heights of buildings taller than 55 feet (allowed in the current height district) would be out-of-scale with the surrounding context on King Street and a change to the 80/30 height district is not appropriate.

STAFF RECOMMENDATION

APPROVAL FOR MU-2/WH FOR ALL PROPERTIES

AND

APPROVAL FOR THE ACCOMMODATIONS OVERLAY ZONE (A-1) ON ONE PROPERTY
(TMS# 460-08-02-022)

AND

DISAPPROVAL FOR THE 80/30 OLD CITY HEIGHT DISTRICT

Rezoning 7

595 & 601 King St & 32 & 34 Spring St
(Cannonborough-Elliottborough - Peninsula)

TMS# 4600802018, 019, 020 & 022

0.60 ac.

Request rezoning from General Business (GB)
to Mixed-Use Workforce Housing (MU-2/WH)
and rezoning from the 55/30 Old City Height District
to the 80/30 Old City Height District and to include
34 Spring St (TMS#4600802022) in the
Accommodations Overlay Zone (A-1).

Owner: Uncle Sam's Real Estate, Inc.
Applicant: LS3P – Richard Gowe

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 18, 2015

Rezoning 8 :

Concord St & Laurens St (Gadsden Wharf - Peninsula)

BACKGROUND

The applicant is requesting rezoning from Mixed Use (MU-2) to Planned Unit Development (PUD). The application consists of four properties under three owners. The new Gadsdenboro Park (two parcels) is owned by the City of Charleston, the property at Laurens Street and Washington Street is owned by the Charleston Housing Authority and the property at Laurens Street and Concord Street is owned by Concord Park Associates, LLC. Surrounding zonings include Mixed Use (MU-1 & MU-2), and Light Industrial (LI). Surrounding uses include multi-family buildings, office buildings, retail centers, public parking garage and the Union Pier Terminal of the State Ports Authority. The subject properties include the public park, new senior housing and a vacant parcel planned for market rate and affordable housing.

In 2005 and 2006 the City sought proposals to reestablish housing on the property that once was occupied by affordable housing. The public's desire for open space in this area was also fulfilled through development of much of the block as a new City park and plans for dense, urban development on the north and south ends. The southern end of the block was slated to be developed as multi-family residential homes and the northern end was to be more mixed in uses. The City also sought development proposals that would put as many affordable housing units on the block as possible through subsidization by development of dense market-rate housing. An agreement between the City and the selected developers for the entire block was implemented and it established the rules through which transfer fees would be used for affordable housing units.

The goals of this PUD include implementation of the City Agreement to establish affordable and market-rate housing at the corner of Laurens Street and Concord Street. The 20% open space requirement of PUDs is accomplished through inclusion of Gadsdenboro Park, with permission of the City. For the portion of the PUD property that is to be developed as housing, the maximum number of residential units is set at 80 units.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is **Urban Core**. Areas designated as such typically have very high residential densities and a mix of commercial, civic and institutional uses. Blocks sizes are larger and buildings may be taller as would be found in a typical urban core. The proposed PUD maintains a pattern of development consistent with the City land use plans and what is typical in an urban core. Given the consistency with the City's Land Use maps, the PUD is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Rezoning 8

Concord St & Laurens St
(Gadsden Wharf - Peninsula)

TMS# 4580102027, 062, 063, & 066

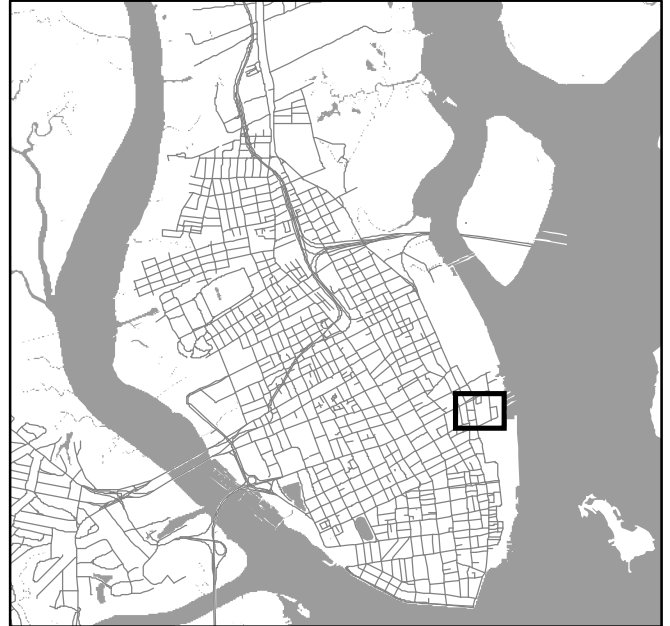
approx. 7.87 ac.

Request rezoning from Mixed-Use (MU-2)
to Planned Unit Development (PUD).

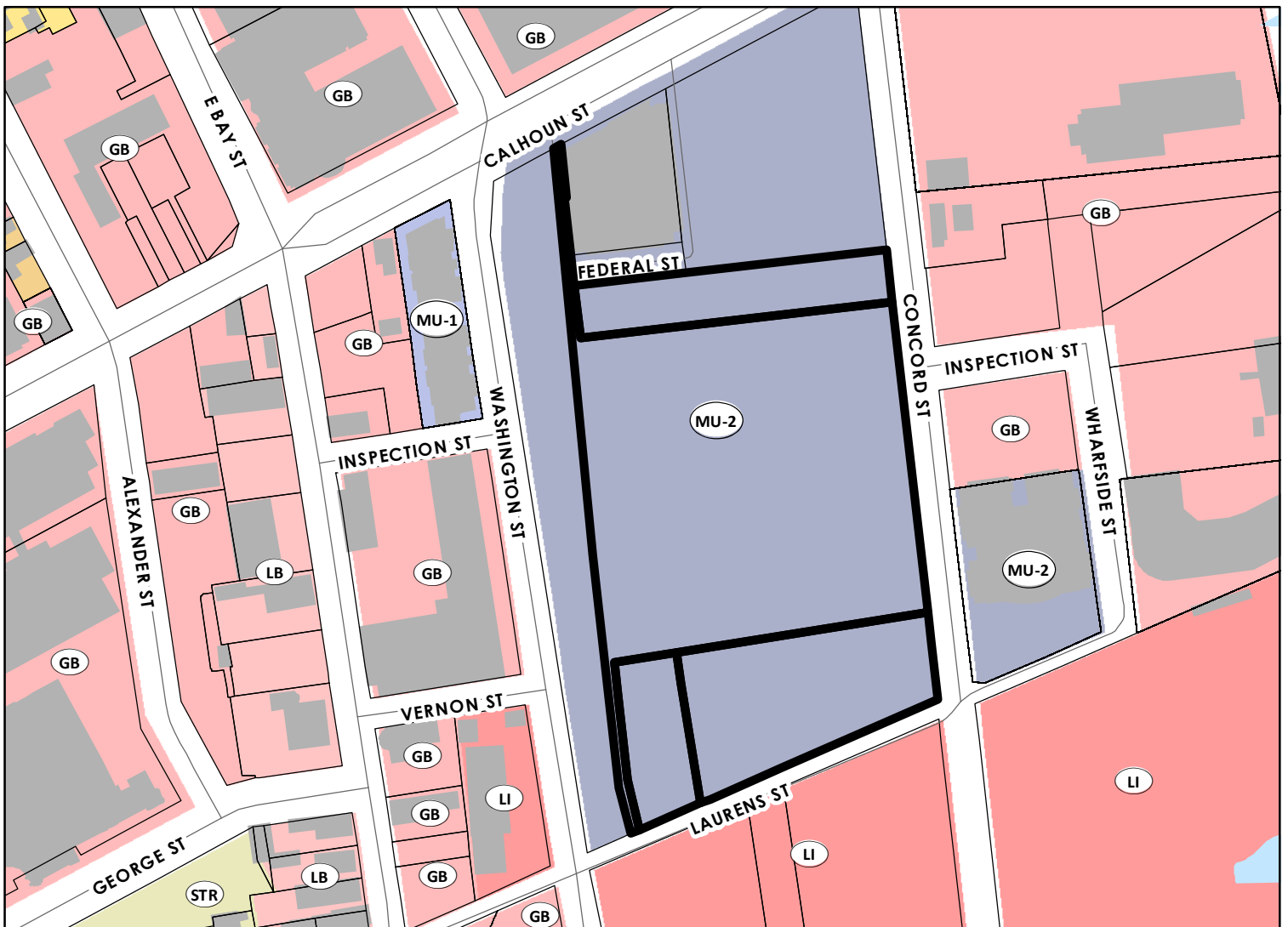
Owner: Concord Park Assoc. LLC, City of Charleston
& City of Chas. Housing Auth.

Applicant: Womble Carlyle Sandridge & Rice LLP
– James Wilson, Esq.

Area



Location

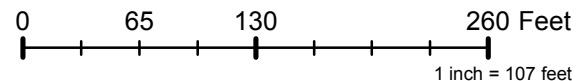




Charleston County SC

Parcel ID: 4580102063
Owner1: CONCORD PARK
 ASSOCIATES LLC
Prop St Number: 0
Prop St Name: LAURENS
Prop Type: ST
Acreage: 1.63

Class Code: 671 - GOVT-BLDG
Plat Book Page: L13- 0166
Deed Book Page: 0472-922
Jurisdiction: CITY OF CHARLESTON



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC
 Date: 11/9/2015

**CITY OF CHARLESTON
PLANNING COMMISSION**

November 18, 2015

Subdivision 2:

**Parcel FF
(Rhoden Island Drive – Daniel Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 84.1 acres off Rhoden Island Drive at the north end of Daniel Island. This project consists of the creation of new public rights-of-way that will serve 113 single-family residential lots. There are grand trees, wetlands, and OCRM Critical Area on the property around which rights-of-way and lots will have to be sited. This subdivision is expected to be developed in two phases. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The surrounding area includes primarily single-family residential uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 2

Rhoden Island Dr (Daniel Island – Parcel FF)

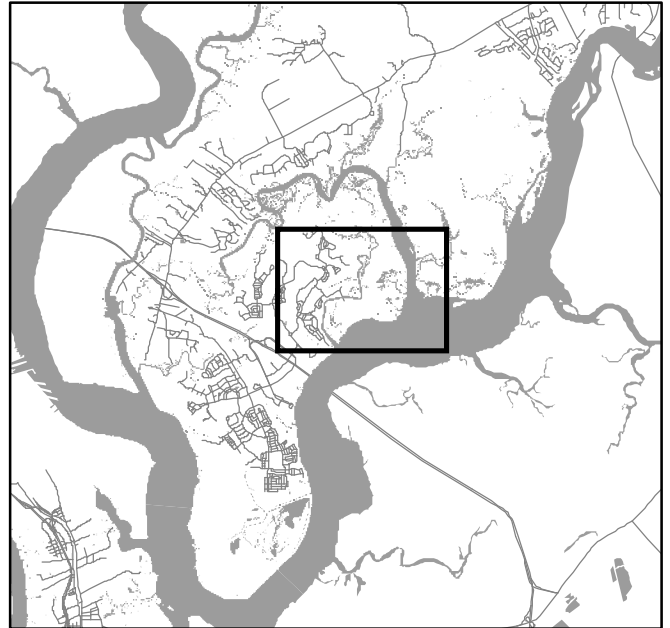
TMS# 2750000092

approx. 84.1 ac.

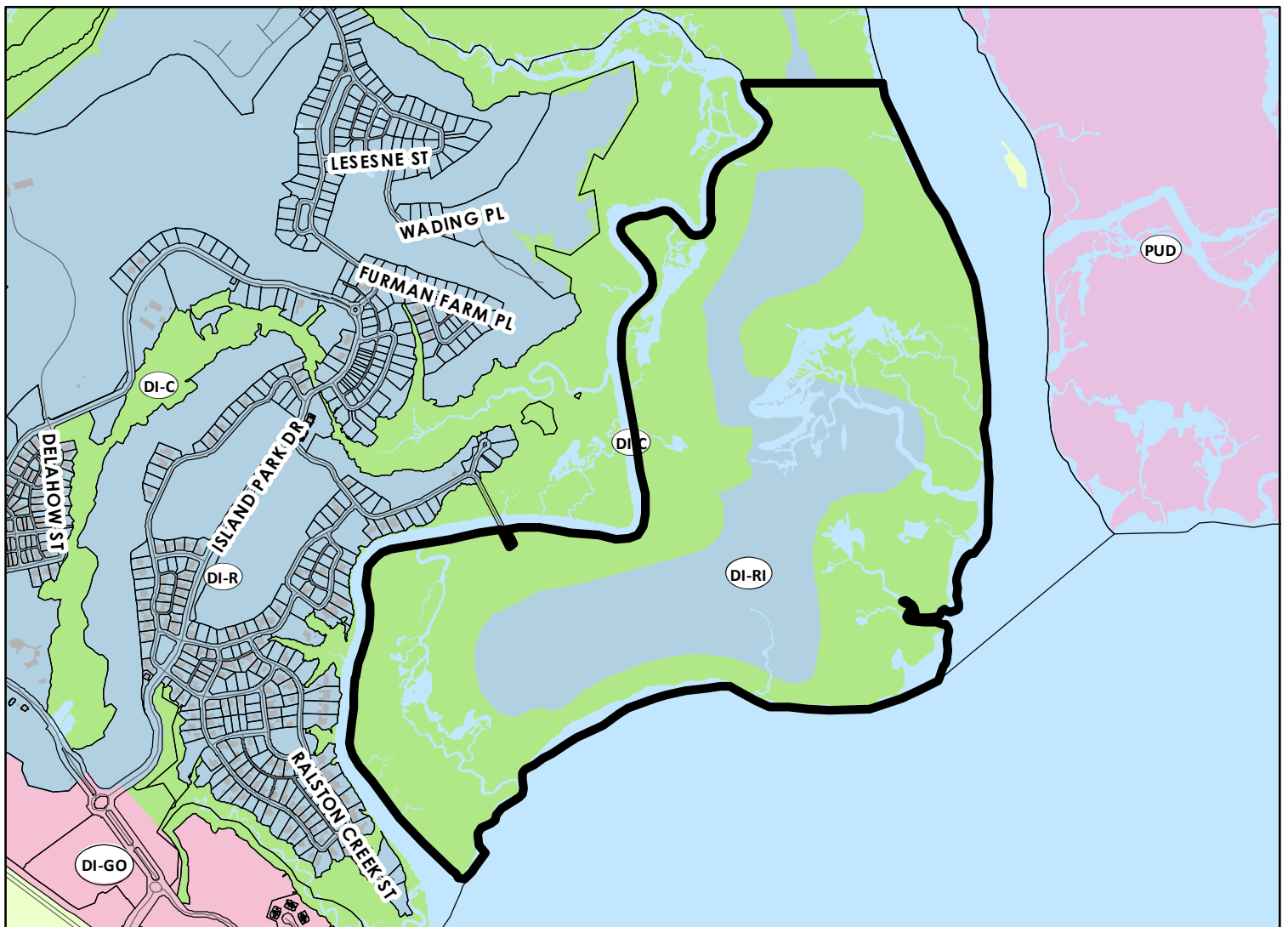
113 lots. Zoned Daniel Island Residential Island (DI-RI).
Request subdivision concept plan approval.

Owner: Daniel Island Associates, LLC
Applicant: Thomas & Hutton Engineering Co.

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 18, 2015

Zoning 1:

Central Park Rd (James Island)

BACKGROUND

The subject properties are pending annexation into the City and the property owner is requesting zoning of Single-Family Residential (SR-1). The property is zoned Single-Family Residential (R-4) in Charleston County. The property is surrounded by SR-1 zoning in the City and R-4 zoning in Charleston County. The property is vacant with some tree-covered areas.

Adjacent and nearby uses include single-family homes on large and small lots, vacant lots and marsh/water parcels.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within the Urban Growth Boundary in an area designated as **Suburban Edge** which is a predominately residential district. Given the existing zoning and existing pattern of development in the surrounding area the proposed SR-1 zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 1

Central Park Road
(James Island)

TMS# 3400100011 & 3400100050

6.58 ac.

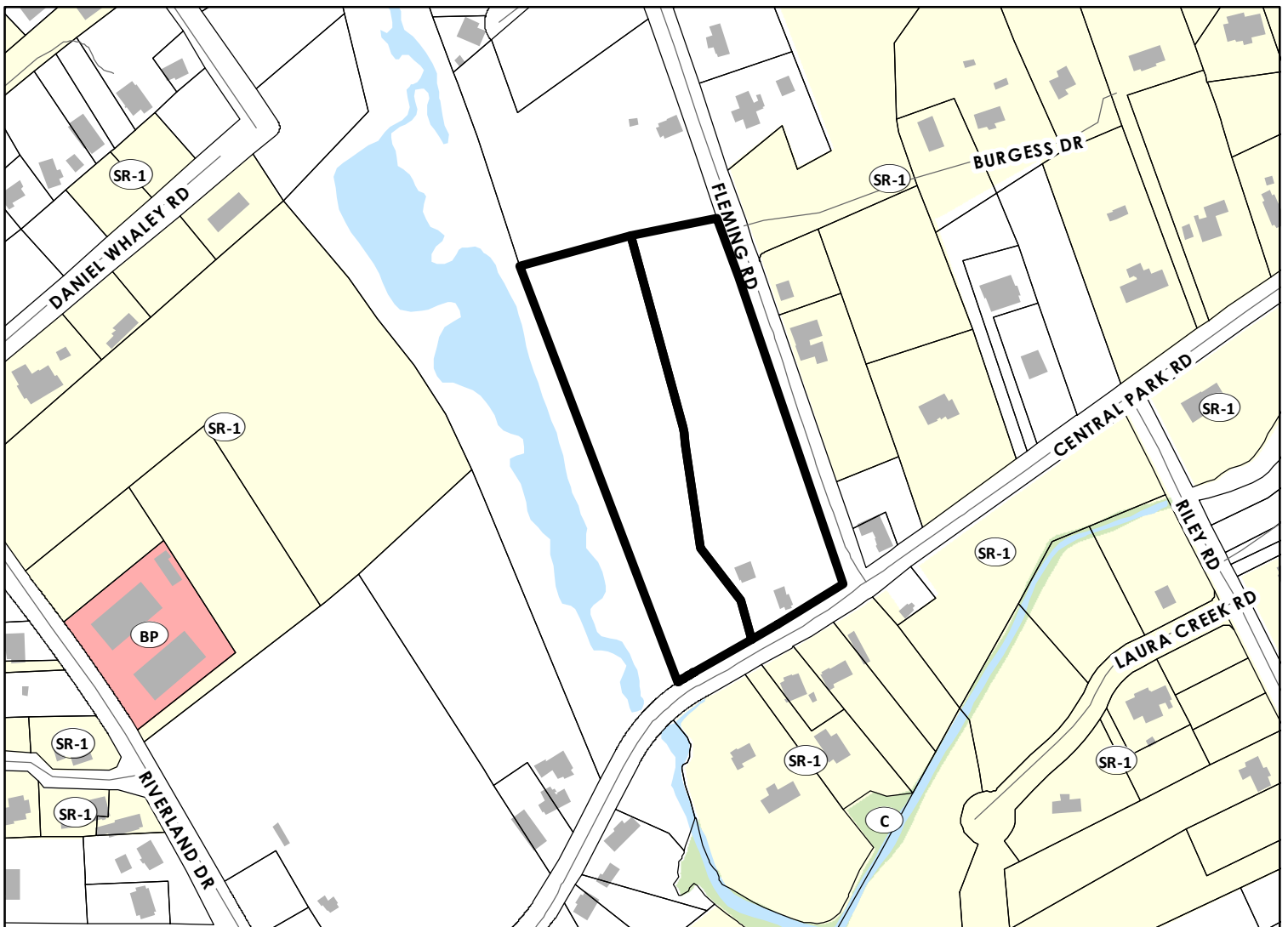
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: James Brisbane Estate

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

November 18, 2015

Zonings 2 through 5 :

Recently Annexed Properties in West Ashley and James Island

BACKGROUND

The following zoning items are located in **West Ashley** and **James Island** and were recently annexed into the City. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing development or lot sizes in the surrounding neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
2.	1673 Boone Hall Dr	0.23	Single-Family Residential	R-4	SR-I
3.	1710 Savage Rd	0.23	Single-Family Residential	R-4	SR-I
4.	755 Wexford Rd	0.29	Single-Family Residential	R-4	SR-I
5.	349 Howle Ave	0.38	Single-Family Residential	R-4	SR-I

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** or **Suburban Edge** which are predominately residential with varying densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 2 THROUGH 5

Zoning 2

1673 Boone Hall Dr
(West Ashley Plantation - West Ashley)

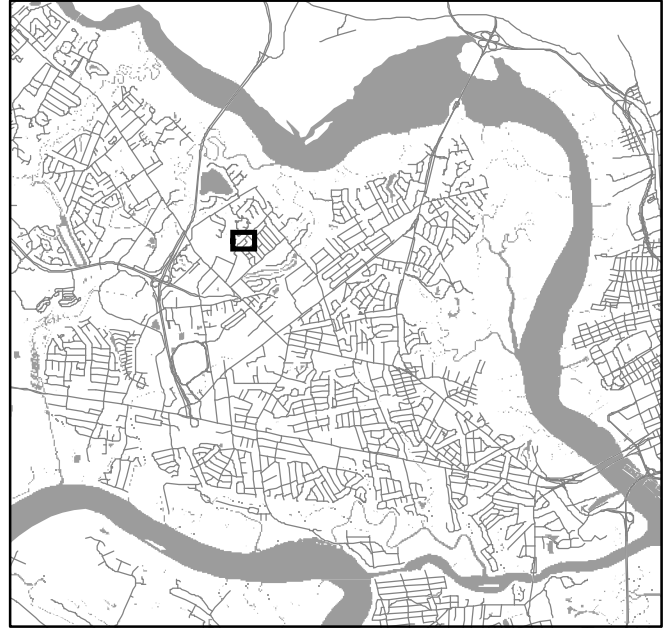
TMS# 3531400151

0.23 ac.

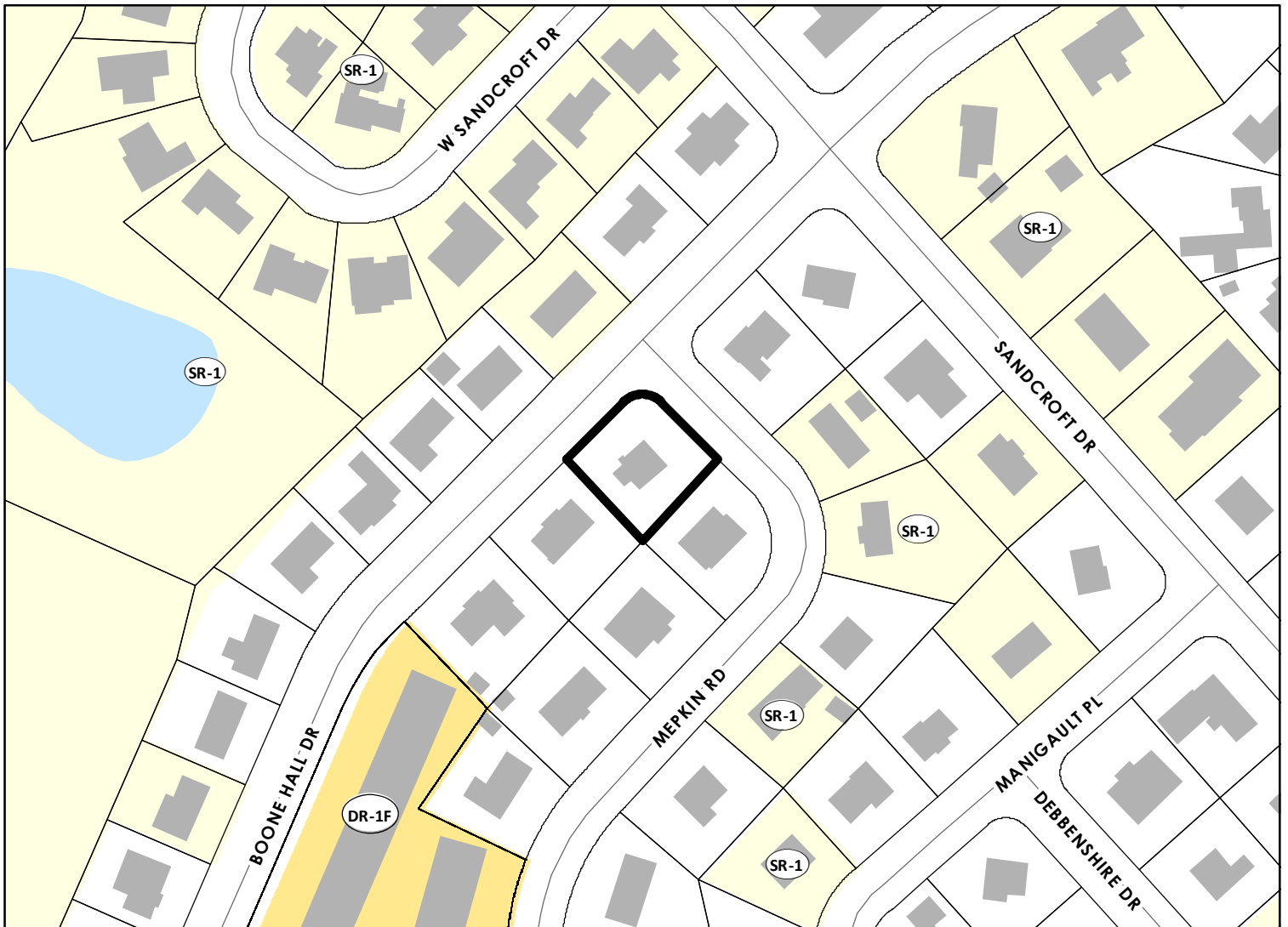
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Jeanne Sink

Area



Location



Zoning 3

1710 Savage Rd (West Ashley)

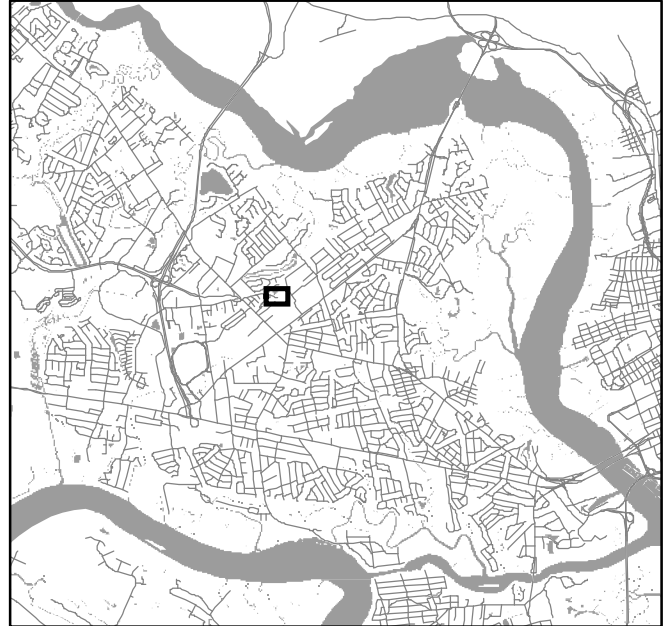
TMS# 3510700092

0.23 ac.

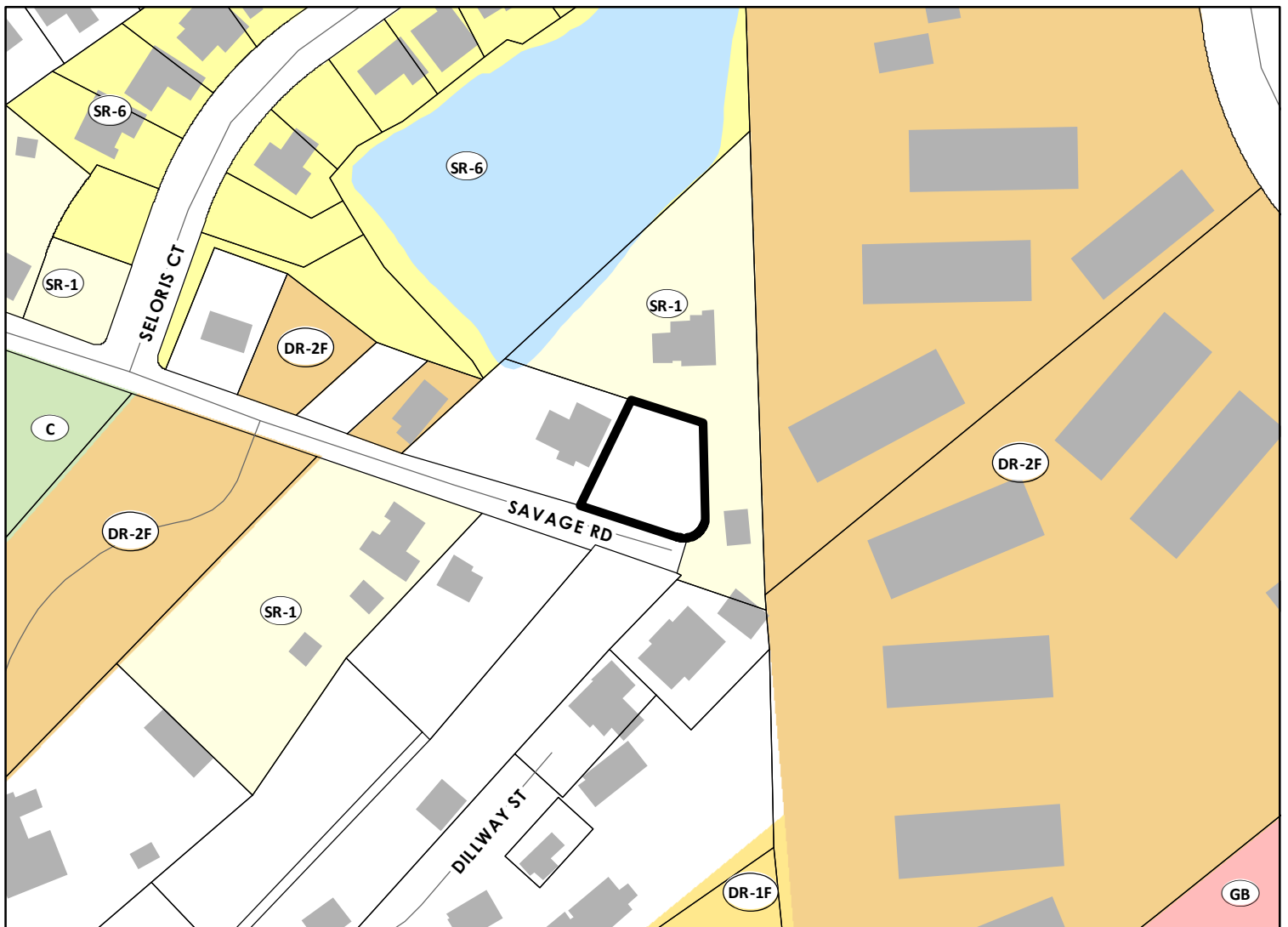
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: ☐ William & Brendon Hutchinson

Area



Location



Zoning 4

755 Wexford Rd (Long Branch - West Ashley)

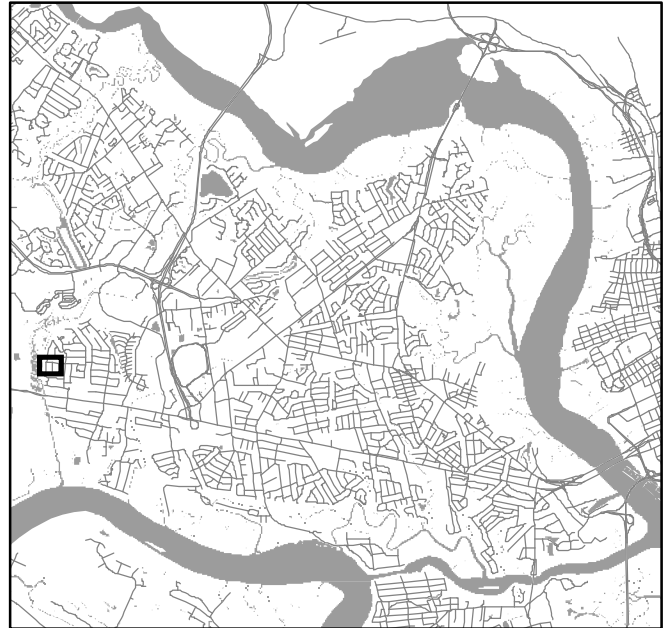
TMS# 3100100145

0.29 ac.

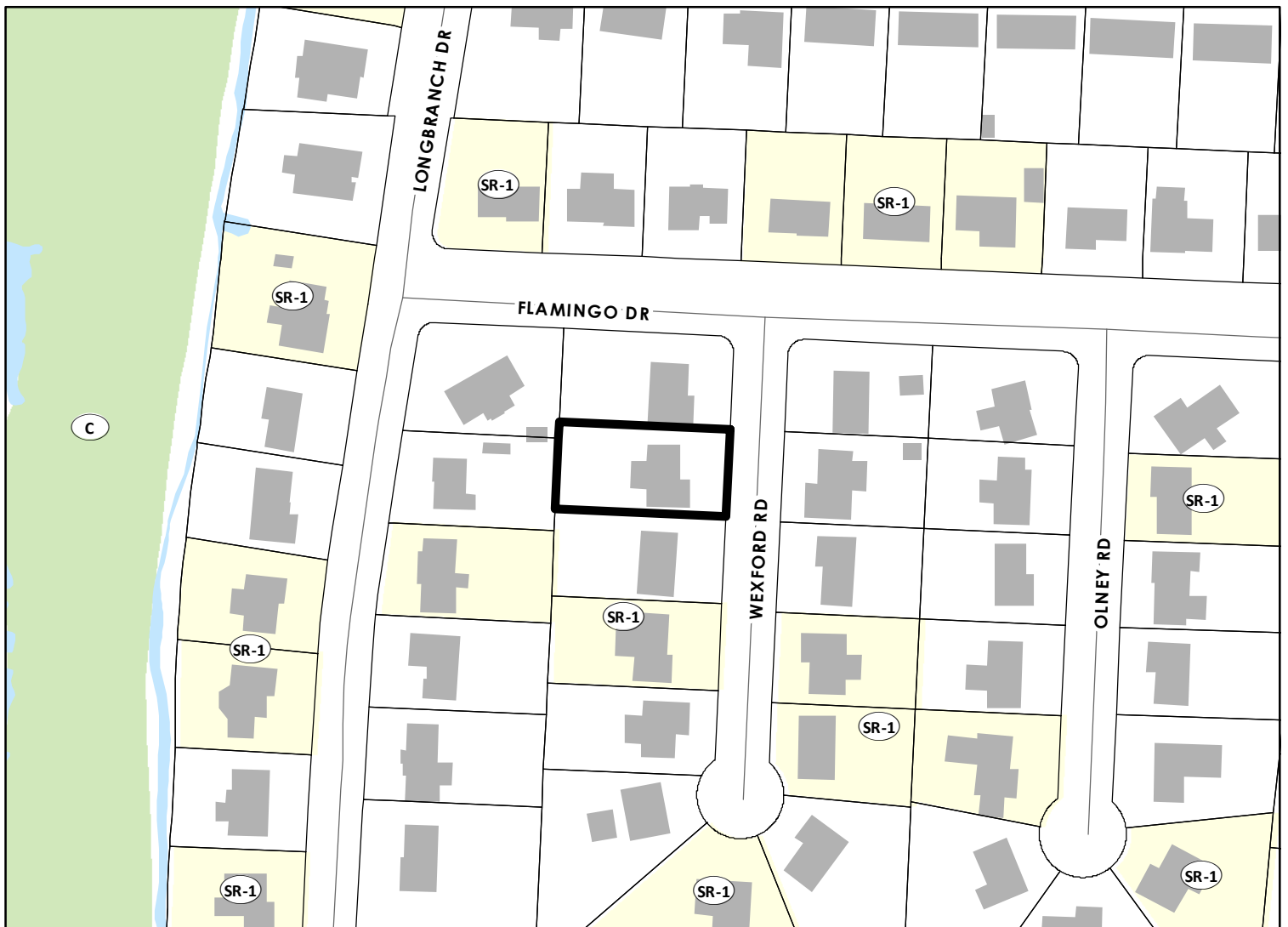
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Thomas Edmons and Daniel Gerrald

Area



Location



Zoning 5

349 Howle Ave (Pecan Grove – James Island)

TMS# 3430700012

0.38 ac.

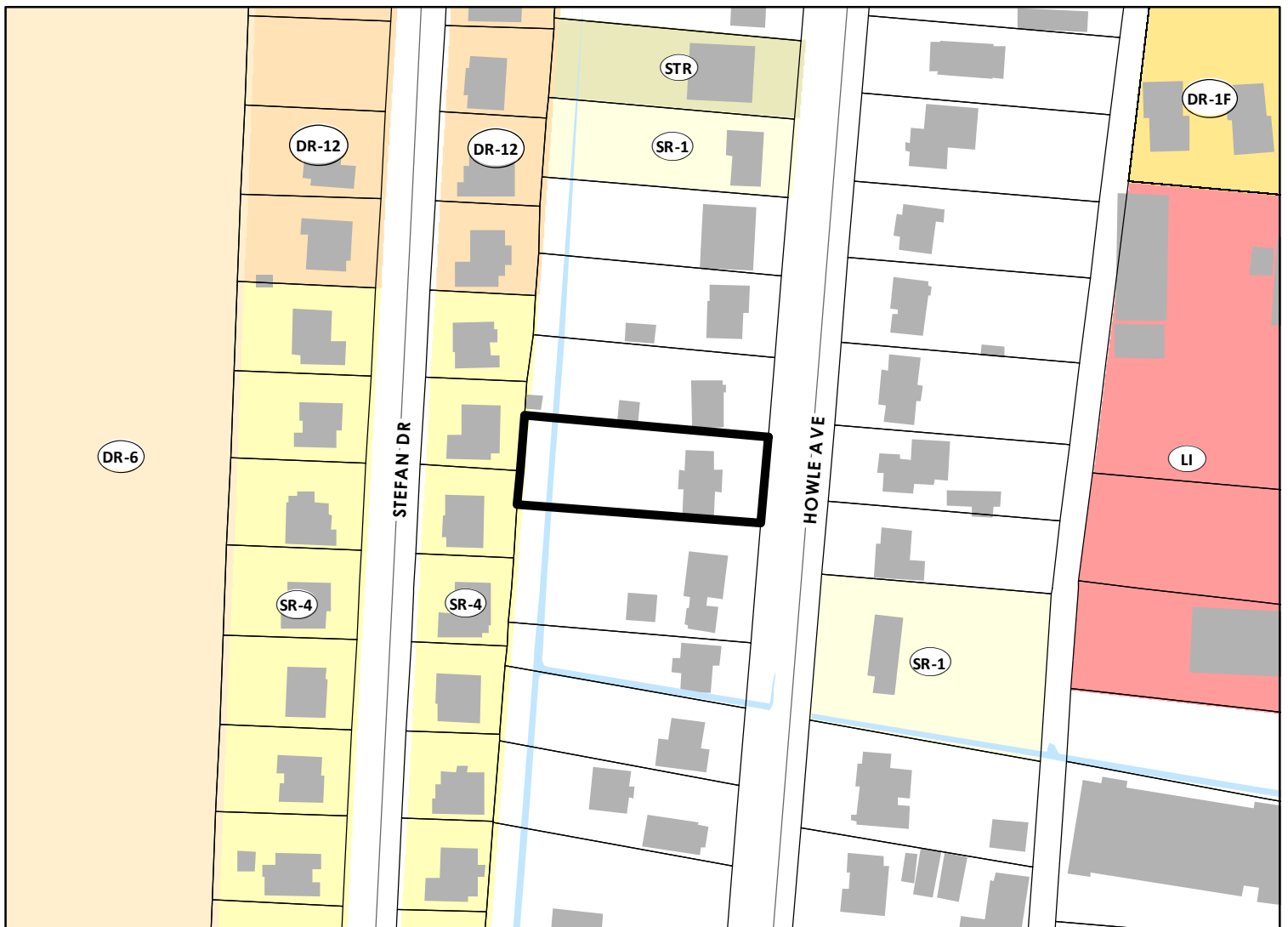
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: H. Russell Barrett

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 18, 2015

Ordinance Amendment 1 :

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Sections pertaining to the Board of Architectural Review to implement some recommendations of the consultant prepared report: *Revised B.A.R Process for New Construction and Large Projects.*

BACKGROUND

Note: Charleston City Council gave first reading approval to a draft ordinance on November 10, 2015. Some minor changes to the composition of the board were made by City Council and referred to Planning Commission for public hearing and recommendation.

During the month of March, 2015, the City of Charleston contracted with a consultant to comment upon our architectural review processes and new construction on the peninsula. The final report was presented to the City of Charleston Planning Commission on September 24, 2015. The City is adopting recommendations from the report through amendment to its Zoning Code.

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND SEC. 54-233 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) PERTAINING TO THE BOARD OF ARCHITECTURAL REVIEW.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Sec. 54-233 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting subsection (a) thereof and by substituting in its place and stead a new subsection (a) to read as follows:

“ (a) Two Boards of Architectural Review are hereby established, to be known as the Board of Architectural Review – Small (the “BAR-S”) and the Board of Architectural Review – Large (the “BAR-L”). The BAR-S shall hear and decide applications for projects that are up to 10,000 square feet in size. The BAR-L shall hear and decide applications for projects that exceed 10,000 square feet. Demolition applications shall be assigned to either the BAR-S or BAR-L, as determined by staff.”

Section 2. Sec. 54-233 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by amending subsection (b) thereof to read as follows (amendatory language in **bold**):

“ (b) **Each** Board of Architectural Review shall consist of **five (5)** members and **two (2)** alternates who do not hold any other public office or position in the City of Charleston and are appointed by City Council. Board members shall be citizens of the City of Charleston, or non-citizens owners or principals of businesses located in the City. **Each Board shall include three (3) registered architects. The members and alternates shall have a demonstrated interest and knowledge of design or preservation and demonstrate professional experience in at least one of the following fields: fine arts, architecture, structural engineering, landscape**

architecture, civil engineering, urban design, city planning, preservation, construction, real estate development, law or associated disciplines. Each board shall elect one of its members chairman, who shall serve for a term of one year or until reelected or a successor is elected and qualified. **Each** board shall appoint a secretary who may be an officer of the governing authority. **Each** board shall adopt rules of procedure.”

Section 3. Sec. 54-233 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by amending subsection (c) thereof to read as follows (amendatory language in **bold**):

“c. The initial term of **three (3) of the five (5) members and one (1) alternate** first appointed **to the BAR-S and BAR-L** shall expire on the date of the first regular City Council meeting in January following their appointment, and the initial term of the **other two (2) of the five (5) members and the other alternate first appointed to the BAR-S and BAR-L** shall expire on the date of the first regular City Council meeting in January two years thereafter. Following the initial term, the terms of all members **and alternates** shall be **three (3) years**. No member shall serve more than two successive **three-year terms**. **A member who has served two successive three-year terms on the BAR-S is not disqualified from serving two successive three-year terms on the BAR-L, and vice versa.** An appointment to fill a vacancy shall be only for the expired portion of the term.”

Section 4. Section 54-233 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting subsection (d) thereof in its entirety and by re-lettering subsections (e) and (f) thereof to subsection (d) and (e), respectively.

Section 5. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____
in the Year of Our Lord, 2015,
and in the ____th Year of the Independence of
the United States of America

Joseph P. Riley, Jr., Mayor

ATTEST:

Clerk of Council

**CITY OF CHARLESTON
PLANNING COMMISSION**

November 18, 2015

Ordinance Amendment 2 :

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-299.3 to change off-street parking requirements for the MU-1/WH and MU-2/WH zone districts and Section 54-317 to change off-street parking requirements for multi-family dwelling units in MU-1 and MU-2 zone districts.

BACKGROUND

A detailed presentation of the issues surrounding this ordinance amendment will be given during the Planning Commission meeting.

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-299.3 TO CHANGE OFF-STREET PARKING REQUIREMENTS FOR THE MU-1/WH AND MU-2/WH ZONE DISTRICTS AND SECTION 54-317 TO CHANGE OFF-STREET PARKING REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS IN MU-1 AND MU-2 ZONE DISTRICTS

Section 1. Sec. 54-299.3 Parking and loading, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text with ~~strikethrough~~):

“Parking requirements for an owner occupied workforce housing unit or rental workforce housing unit shall be one (1) space per two units.

Parking requirements for an owner occupied market rate housing unit or rental housing unit shall be one (1) space per unit.

Parking requirements for nonresidential uses in developments shall be governed by the parking provisions of Article 3, Part 4, Off-Street Parking Requirements; provided however, there shall be no off-street parking requirements for nonresidential uses in developments for the first five thousand (5,000) square feet of area dedicated for nonresidential uses, **not including restaurants and bars which shall follow the parking requirements of Article 3, Part 4, and further provided that the off-street parking requirement for office uses shall be one (1) space per 600 square feet (excluding halls, stairwells, storage/elevator shafts and bathrooms).** There are no off-street loading requirements for nonresidential uses.”

Section 2. Table 3.3 Off-street Parking Requirements, in Section 54-317 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the wording “, except that the minimum requirement shall be 1 per unit within the MU-1 and MU-2 districts” after “1 ½ per unit” in the row listing parking requirements for “Multiple (3 or more) dwellings or dwellings (one or more) within commercial bldgs.”

Section 3. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____
_____ in the Year of Our Lord 2015,
in the ____ Year of Independence of the United States of
America.

By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

**CITY OF CHARLESTON
PLANNING COMMISSION**

November 18, 2015

Ordinance Amendment 3 :

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-602, Section 54-604, and Section 54-606 to update the procedures and requirements of the Technical Review Committee.

BACKGROUND

A detailed presentation of the issues surrounding this ordinance amendment will be given during the Planning Commission meeting.

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-602, SECTION 54-604, AND SECTION 54-606 TO UPDATE THE PROCEDURES AND REQUIREMENTS OF THE TECHNICAL REVIEW COMMITTEE

Section 1. Sec. 54-602 Establishment of the Technical Review Committee (TRC), of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text with ~~striketrough~~):

“A committee, hereafter referred to as the Technical Review Committee or TRC, is hereby established for the purpose of reviewing and approving land development plans as required by this Article. The committee shall consist of representatives from the **Departments of Planning, Preservation, and Sustainability; Executive; Fire; Information Technology; Parks; Public Service; and Traffic and Transportation, as appointed by the Mayor.** ~~Departments of Planning and Urban Development, Public Service, Traffic and Transportation and Parks, as appointed by the Mayor.~~”

The Technical Review Committee is charged with the responsibility of reviewing the land development plan of all developments covered by this Article to assure compliance with all applicable City codes and regulations. The Technical Review Committee shall meet at such times and adhere to such rules and regulations as may be set by City Council.”

Section 2. Sec. 54-604 Developments ~~that which~~ require TRC approval, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text with ~~striketrough~~):

“a. TRC approval is required when:

1. any new building(s) construction or site improvement(s) is undertaken on land within the City of Charleston, save repairs or renovations not exceeding the requirements of 54-604.a.2., which follows; or
2. any construction or renovation ~~which~~ results in the addition of two thousand (2,000) square feet of space to an existing structure; or
3. any construction or development ~~which~~ results in changes to traffic circulation and/or stormwater drainage systems onto or off of a site; or
4. TRC approval is required by the zoning classification of a given site; or
5. **TRC approval** ~~site plan review~~ is required by restrictive covenants applicable to a given site; or

6. single-family or two-family dwelling unit construction, ~~which~~ results in a total of four or more units on a single lot.
- b. The following development(s) are exempt from requiring TRC approval but shall still require the approval of the **Zoning Administrator**:
 1. single-family dwelling(s) and two-family dwelling(s) **that**, ~~which~~ result in a total of three or less units on a lot;
 2. ~~developments of single family dwelling(s) or two family dwelling(s) on individual lots where the total area to ultimately be developed is less than ten (10) acres and will permit no more than forty nine (49) total single family or two family dwelling units;~~
 - 2.3. small storage structures or garages that do not exceed five hundred (500) square feet in area; and
 - 3.4. routine repairs and maintenance that do not exceed the provisions of 54-6043.a.2. above.”

Section 3. Sec. 54-606 TRC Review Procedures; ~~information requirements~~, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text with ~~strikethrough~~):

“a. Procedures for the review of land development plans by TRC and the information required shall be set forth in a **M**anual on file with the **Z**oning **A**administrator ~~or in this Chapter~~. Copies shall be made available, ~~for a fee~~, to the public. Procedures and information requirements used by the TRC shall be the minimum procedures and requirements necessary to allow thorough review of land development plans for compliance with all applicable city codes.

b. ~~To aid in reviewing TRC site plans and inspecting projects, the following guidelines shall be used to classify developments. When a development falls into more than one development classification, the higher classification shall apply.~~

1. ~~Major developments contain:~~
 - (a) ~~Ten or more acres;~~
 - (b) ~~Fifty or more dwelling units; or~~
 - (c) ~~20,000 or more square feet of building coverage in existing and/or new building(s).~~
2. ~~Intermediate developments contain:~~
 - (a) ~~Between one acre and nine acres;~~
 - (b) ~~Between eleven and forty nine dwelling units; or~~
 - (c) ~~Between 5,000 square feet and 19,999 square feet of building coverage in existing and/or new building(s).~~
3. ~~Minor developments contain:~~
 - (a) ~~Less than one acre;~~
 - (b) ~~Between three and ten housing units; or~~
 - (c) ~~Less than 5,000 square feet of building coverage.~~

~~e. In addition to the information required by the TRC manual, a full traffic study shall be required for the following projects, unless the Department of Traffic and Transportation deems that a traffic impact study is not required, on the basis of the department's prior studies, analysis, and evaluation of transportation facilities. Similarly, and depending on the type and size of the following projects, the Department of Traffic and Transportation may require a basic level of traffic impact study as opposed to a full traffic impact study.~~

- ~~1. All major developments, as defined herein, and developments of single family or two-family dwellings where the total area to ultimately be developed permits fifty (50) or more dwelling units.~~
- ~~2. Intermediate developments, as defined herein, when the project includes a drive-through service window, includes more than six (6) fuel dispensing units, includes more than ten thousand (10,000) square feet of floor area and requires a variance from the driveway spacing requirements of Article 3, part 3, or is a restaurant with more than 4,000 square feet of gross floor area.~~

~~d. In addition to the information required by the TRC manual, a preliminary drainage study and plan shall be required for all single and two-family developments classified as major developments as defined herein. A full basin study may be required as part of the preliminary drainage study and plan in basins with known drainage problems, as determined by the Engineering Division. The drainage study and plan shall be of sufficient detail to assess the preliminary sizing and location of all major drainage facilities proposed and the associated easements. The plan shall locate all existing easements and intended outfalls. The study and plan shall support compliance with all current drainage policies of the city."~~

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____ in the Year of Our Lord 2015, in the ____ Year of Independence of the United States of America.

By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

CITY OF CHARLESTON PLANNING COMMISSION

November 18, 2015

Plan Presentation :

Presentation and request for recommendation to City Council of the multi-jurisdictional Vision for the Folly Road Corridor known as the Rethink Folly Road Plan.

BACKGROUND

Beginning in May of this year, a Complete Streets study was undertaken by the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) in association with the City of Charleston, the South Carolina Department of Transportation (SCDOT), the Charleston Area Regional Transit Authority (CARTA), the Town of James Island, the City of Folly Beach, and Charleston County. The purpose of this study is to explore the potential to remake Folly Road as a more sustainable, multimodal corridor, which could become a precedent for the Charleston region.

Through direct engagement with the public and multiple jurisdictions, the Folly Road plan consultants created a guiding document that may be adopted or endorsed by applicable entities to remake Folly Road as an efficient, functional and attractive public corridor.

STAFF RECOMMENDATION

APPROVAL

**CITY OF CHARLESTON
PLANNING COMMISSION**

November 18, 2015

Memorandum of Understanding :

Request approval of the Rethink Folly Road Plan Memorandum of Understanding.

STAFF RECOMMENDATION

APPROVAL

**Memorandum of Understanding Among
The City of Charleston, the City of Folly Beach, the Town of James Island, and Charleston
County, The Charleston Area Transportation Study (CHATS) Metropolitan Planning
Organization (MPO), and the Berkeley Charleston Dorchester Council of Governments
(BCDCOG)**

WHEREAS, the City of Charleston, the City of Folly Beach, Charleston County, the Town of James Island, the Charleston Area Transportation Study (CHATS) Metropolitan Planning Organization (MPO), and the Berkeley Charleston Dorchester Council of Governments (BCDCOG), herein referred to as the “Parties,” collectively desire to establish a multi-jurisdictional Vision for the Folly Road Corridor known as the Rethink Folly Road Plan (the “Plan”); and

WHEREAS, the Vision of the Plan is to be accomplished through implementation actions identified in the Plan that address issues related to improving safety and operational efficiency of all modes of travel, to include storm evacuation, facilitation of multimodal transportation conversions along the corridor (walking, biking, and transit), coordination and cooperation among various governmental bodies with regard to zoning, land development and design standards, and the preparation of standards for new development along the corridor that provide clear guidance to state and local agencies, community stakeholders, the general public, and the private sector; and

WHEREAS, goals of the Plan include reversing negative physical and environmental impacts of the transportation infrastructure and future development; improving the transportation network as it relates to transportation facilities and proposed residential and non-residential development; producing quality urban design that enhances livability for both the established residential neighborhoods and newly proposed development; and

WHEREAS, the Plan builds on and coordinates with previous and ongoing planning and development activities from the public and private sectors, and community-based organizations; and

WHEREAS, the Plan identifies strategies and provides the basis for setting priorities to achieve desired outcomes that can protect and enhance the Folly Road Corridor area towards a more safe, connected, green, valuable, and synced corridor for all residents and visitors of the Charleston Region;

NOW, THEREFORE, IN RECOGNITION OF THE FOREGOING, the Parties hereby jointly understand, agree and commit as follows:

A. To formally establish the *Rethink Folly Road Planning Committee* as an ongoing forum for communication and collaborative planning and implementation activities among local, regional and state agencies for the long-term health and vitality of the Folly Road Corridor. The *Rethink Folly Road Planning Committee*, as through the support of the BCDCOG, shall develop an operating agreement for communication and coordination protocols and establish a regular meeting schedule and means of affirming commitments, sharing information, reporting progress and celebrating accomplishments.

B. That the *Rethink Folly Road Planning Committee* membership shall include, at a minimum, the City of Charleston, City of Folly Beach, Charleston County, Town of James Island, James Island Public

Services District, BCDCOG, South Carolina Department of Transportation, with coordination and convening responsibility lying with the BCDCOG.

C. To work in partnership to improve economic opportunity and quality of life, and protect and maintain the cultural resources and environmental conditions for the benefit of everyone in the Folly Road Corridor area.

D. To supplement the vehicular road network in the Folly Road Corridor area with an interconnected non-motorized transportation network offering clearly defined, convenient and safe travel options linking origins and destinations within the Folly Road Corridor area and to adjacent areas.

E. To enhance and establish attractive and safe transportation options serving the Folly Road Corridor area and increasing travel choices available to people of all means and abilities.

F. To continue working to improve neighborhood safety and expand opportunities for residents' access to open space, parks and natural resources in order to promote a healthy living environment and high quality of life in the area.

G. That this Memorandum of Understanding may be revised from time to time as circumstances warrant, and may be amended only in writing and signed by all Parties to indicate concurrence of the City of Charleston, City of Folly Beach, Charleston County, the Town of James Island, CHATS, and the BCDCOG.

I. That any party may withdraw unilaterally and without cost or expense from the MOU by giving sixty days (60) advance notice to all other signatory parties.

Name (signature)

Date

Title

City of Charleston

Name (signature)

Date

Title

City of Folly Beach

Name (signature)

Date

Title

Town of James Island

Name (signature)

Date

Title

Charleston County

Name (signature)

Date

Title

Charleston Area Transportation Study (CHATS)

Name (signature)

Date

Title

Berkeley Charleston Dorchester Council of Governments